

	<p style="text-align: center;"><b>Planning and Zoning Commission STAFF REPORT</b></p>	<p style="text-align: center;">AGENDA</p> <p style="text-align: center;"># _____</p>
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Jim B. Gagliardi, City Planner

**MEETING DATE:** July 1, 2014

<b>REQUEST</b>
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**Request by Ignacio Roman** for the following land use request:

1. **DSA-14-00082: Conditional Use Permit** for a mobile home on Rural Ranch zoned property located at 3244 E Cornman Rd. (APN 402-05-020G).

<b>APPLICANT/OWNER</b>
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**Applicant**

Ignacio Roman  
1585 E Elegante Dr  
Casa Grande, AZ 85122  
P: 520-251-2989  
Email: [eloy908@yahoo.com](mailto:eloy908@yahoo.com)

**Owner**

Rufino Saucedo  
1652 E Krystal St  
Casa Grande, AZ 85122  
520-450-1739

<b>HISTORY</b>
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1993: Mobile home was placed on site prior to annexation in compliance with the applicable regulations of Pinal County.

August 18, 2008: Mayor and City Council adopted Ordinance No. 2528 annexing the property into the City of Casa Grande city limits and was subsequently zoned Rural Ranch (RR).

2010: Mobile home was removed due to fire damage

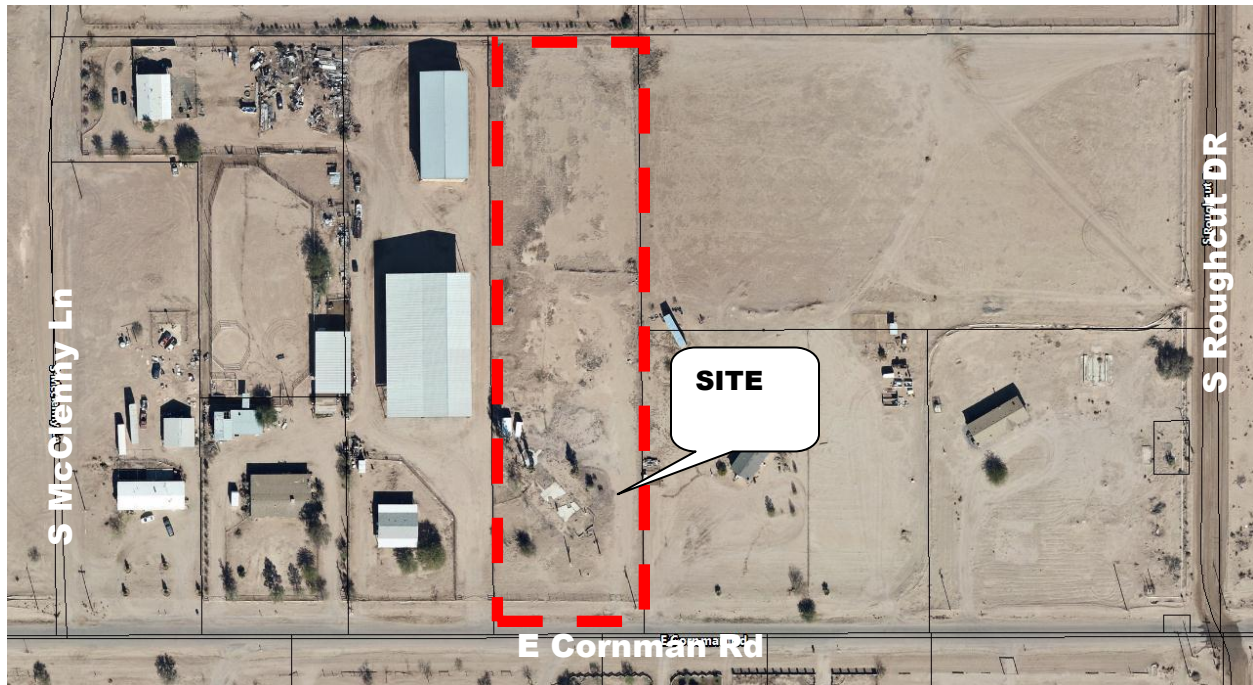
<b>PROJECT DESCRIPTION</b>
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<b>Site Area</b>	2.44 acres (107,157.6 sq. ft.)
<b>Current Land Use</b>	Vacant land
<b>Existing Zoning</b>	Rural Ranch

## Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Rural</i>	RR (Rural Ranch
East	<i>Rural</i>	RR (Rural Ranch)
South	<i>Rural</i>	RR (Rural Ranch)
West	<i>Rural</i>	RR (Rural Ranch)

## SITE CONTEXT AERIAL



## General Discussion:

Applicant Ignacio Roman is requesting the approval of a Conditional Use Permit to place a mobile home approximately 1,904 sq. ft. in size on a currently vacant parcel. The property is 2.44 acres located between S McClenny Ln and S Roughcut Dr on the north side of E Cornman Rd (Exhibit A).

The zoning of the subject site is Rural Ranch (RR), which per City Code 17.16.030, allows mobile homes as a Conditionally Permitted Use.

The proposed mobile home is 68 ft. X 28 ft. in its dimensions and approximately 12 ft. in height. The model is pre-owned, originally manufactured fifteen years ago. As it is a manufactured house, the structure and its electrical connection would go through a State permit process administered by the Arizona Office of Manufactured Housing. The site is located in a very low density area in a neighborhood with lots over 2 acres.

The applicant suggests that the use is appropriate (Exhibit B). It will not have any adverse effect on the surrounding properties. It fits within the rural context of the area.

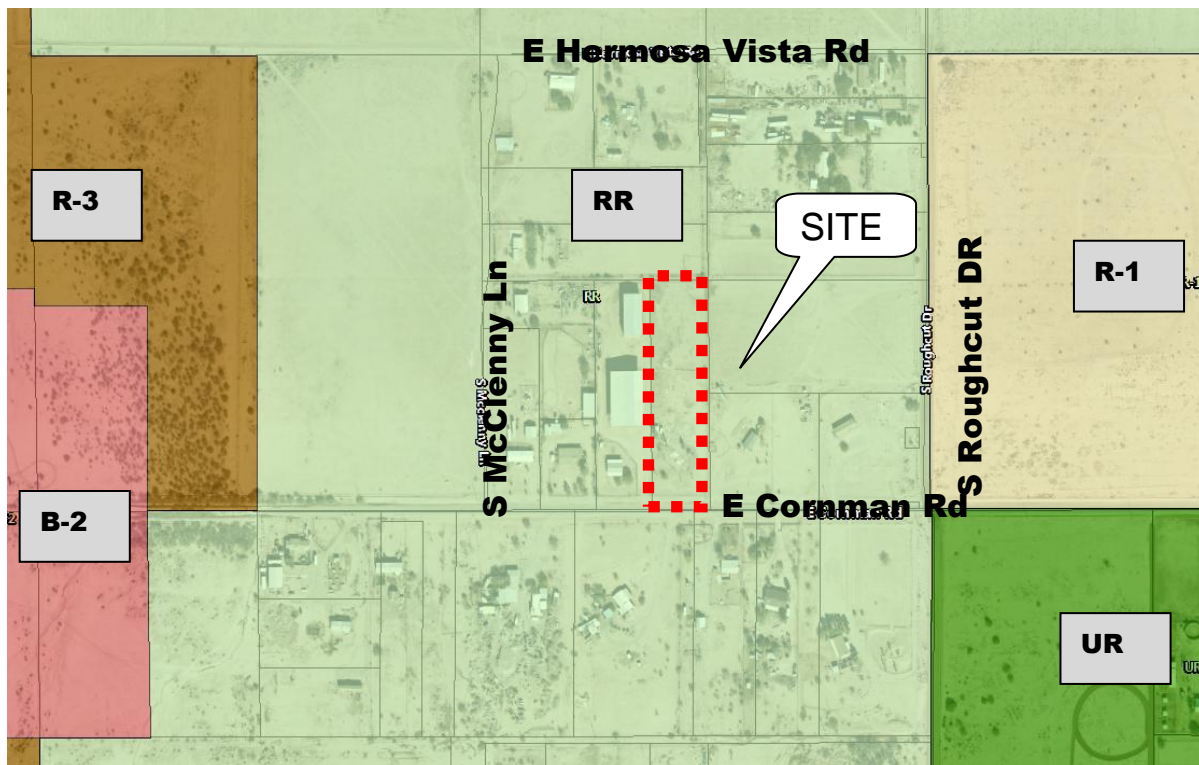
### CONFORMANCE WITH ZONING

The property is zoned Urban Ranch (RR). The purpose of the RR zone is to provide principally for the development of single-family detached dwelling units at very low densities and to provide for the establishment of a wide range of agricultural uses.

Within the RR zone district, a mobile home serving as a single-family dwelling is allowed with the approval of a Conditional Use Permit. Setbacks for Conditionally-approved uses are to be 50 ft. from property boundaries, which the proposal meets. The proposed mobile home also is within the allowable height of the zone district. It is proposed to be 12 ft. where the maximum height is 28 ft.

The parcel itself does not meet the minimum lot area, nor does it meet the minimum lot width the RR zone district. The minimum lot area is required to be 144,000 sq. ft.; and this parcel is 107,157.6 sq. ft. The minimum lot width is 300 ft. whereas this lot is 164 ft. Because this parcel existed within its current dimensions when it was under Pinal County jurisdiction, and this parcel has not changed in size since the property's annexation, this parcel is considered to be legal-nonconforming. Development is permitted despite its area and dimensional deficits per Section 17.64.020 of the City Code that addresses legal-nonconforming lots.

### Zoning Map



<b>CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA</b>
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*The Commission, in approving a Conditional Use Permit, shall find as follows:*

**That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;**

The property is has no significant vegetation or topography to be disturbed by the placement of the proposed mobile home. There exist concrete slabs where there were two previous homes that have since been removed. The parcel is presently fenced with a gate for a driveway to accommodate traffic to and from the site. The size of the property and adjacent lots coupled with the low density of the area surrounding the neighborhood contribute to the compatibility of the placement of this mobile home.

The home is under the flood zone classification of X and therefore has minimal risk of flooding. It is proposed to be set so that the first floor elevation is 12" above the adjacent finished grade.

This parcel is not to be served by city sewer and would be required to obtain a septic permit through Pinal County.

The proposed placement of the mobile home complies with the development standards required of Conditional Use Permits within the RR zone district.

**That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;**

At the present, this portion of E Cornman Rd is an intermediate road and is not dedicated right of way. It is classified as a minor collector road, which upon future right of way dedication will be 60-ft. wide. It presently consists of about 30 ft. of asphalt with, sufficient for two-way traffic. The present conditions of this road support the addition of a single-family dwelling.

The proposed site plan proposes the mobile home to be 90 ft. from the current front-property line (the centerline of Cornman Rd). The front setback for structures requiring a Conditional Use Permit is 50 ft. This ensures that upon future half-street dedication of Cornman (30 ft.), the mobile home will be placed 60 ft. from the future property line, complying its future front setback if Cornman Rd is ever to be dedicated as right of way.

**That the proposed use will have no adverse effect upon the abutting property;**

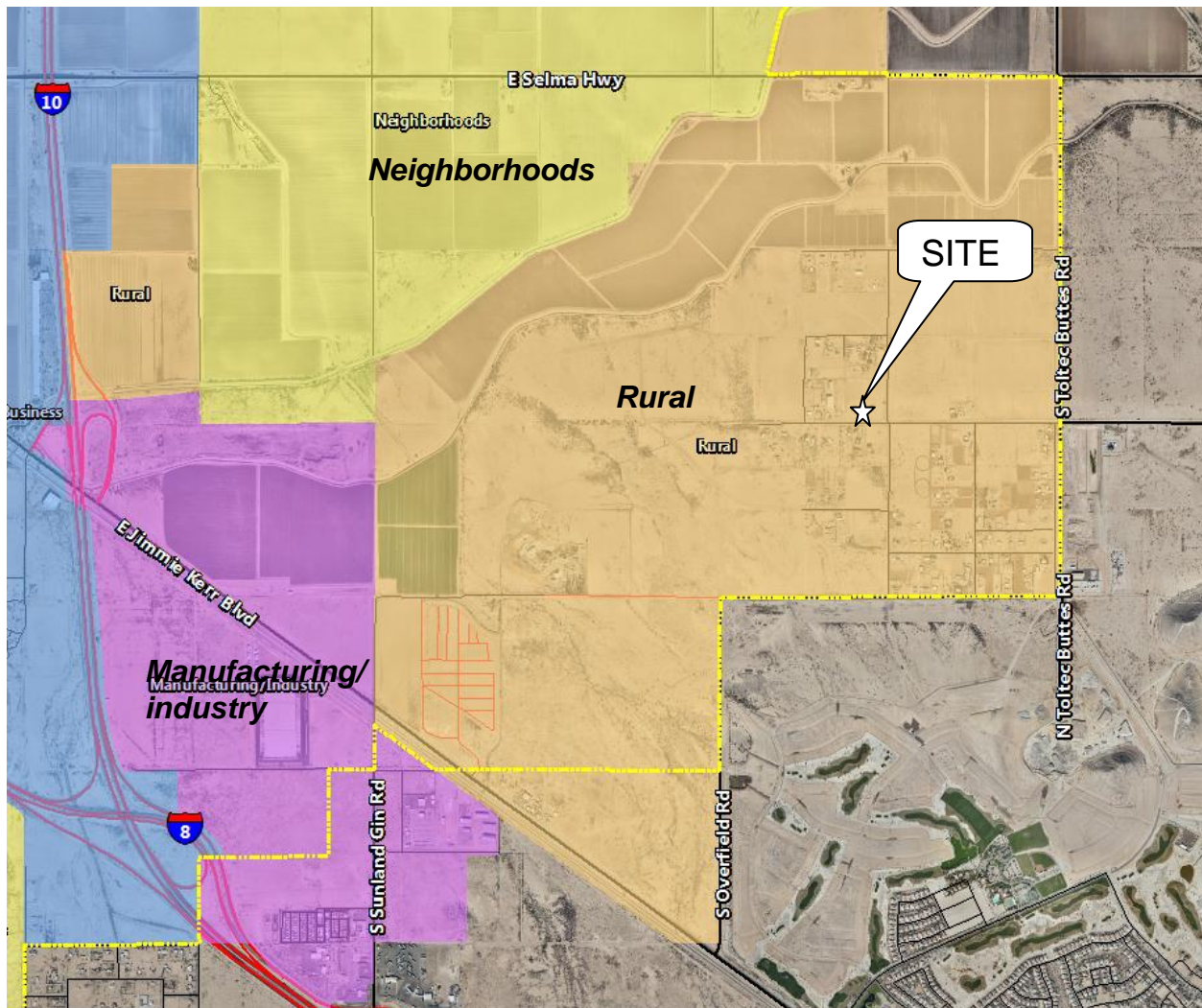
The proposed mobile home will be 50 ft. from the closest neighbor's property line. There would be an over 100 ft. between adjacent homes to the east and west.



**That the proposed use shall be in conformance with the General Plan;**

The site is within the *Rural* category of the General Plan and conforms to the goals of the Rural land use category. Residential uses are allowed in said category. The placement of the proposed mobile home would maintain the Rural category's form of large front and side yard setbacks and varied placement and building architecture and design.

**General Plan 2020 Map**



**That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.**

Staff finds that because the area is extraordinarily rural in nature, there are no particular conditions required to protect public health, safety and general welfare. Per the Conditional Use Permit Resolution, however, the code requirements are iterated to clarify that no other dwelling units are permitted, and additions are required to comply with development standards for the RR zone within the City Code (Exhibit C).

## PUBLIC NOTIFICATION/COMMENTS

### Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on June 16, 2014 for the June 1, 2014 Planning and Zoning Commission public hearing.
- Notice was mailed by the City on June 16, 2014 to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on June 16, 2014 on the subject site at least fifteen days before the day of the hearing. An affidavit confirming this posting was supplied by the applicant.

### Inquiries/Comments

Staff received email responses (Exhibit D) in opposition to the request from owners of an adjacent parcel. The property owners who oppose the request own an undeveloped 5.92-acre parcel to the northeast of the subject property known by APN 402-05-030B. The owners feel that the placement of a mobile home versus a custom-built home would lower property values. Staff, however, believes that due to the large size of the subject site, the mobile home should not have an adverse impact upon adjacent properties. Also, the parcel owned by those in opposition fronts on a different street; therefore the two homes would not be side-by-side. Owners of parcels who do front the same street as the subject property owner have not provided comment.

## STAFF RECOMMENDATION

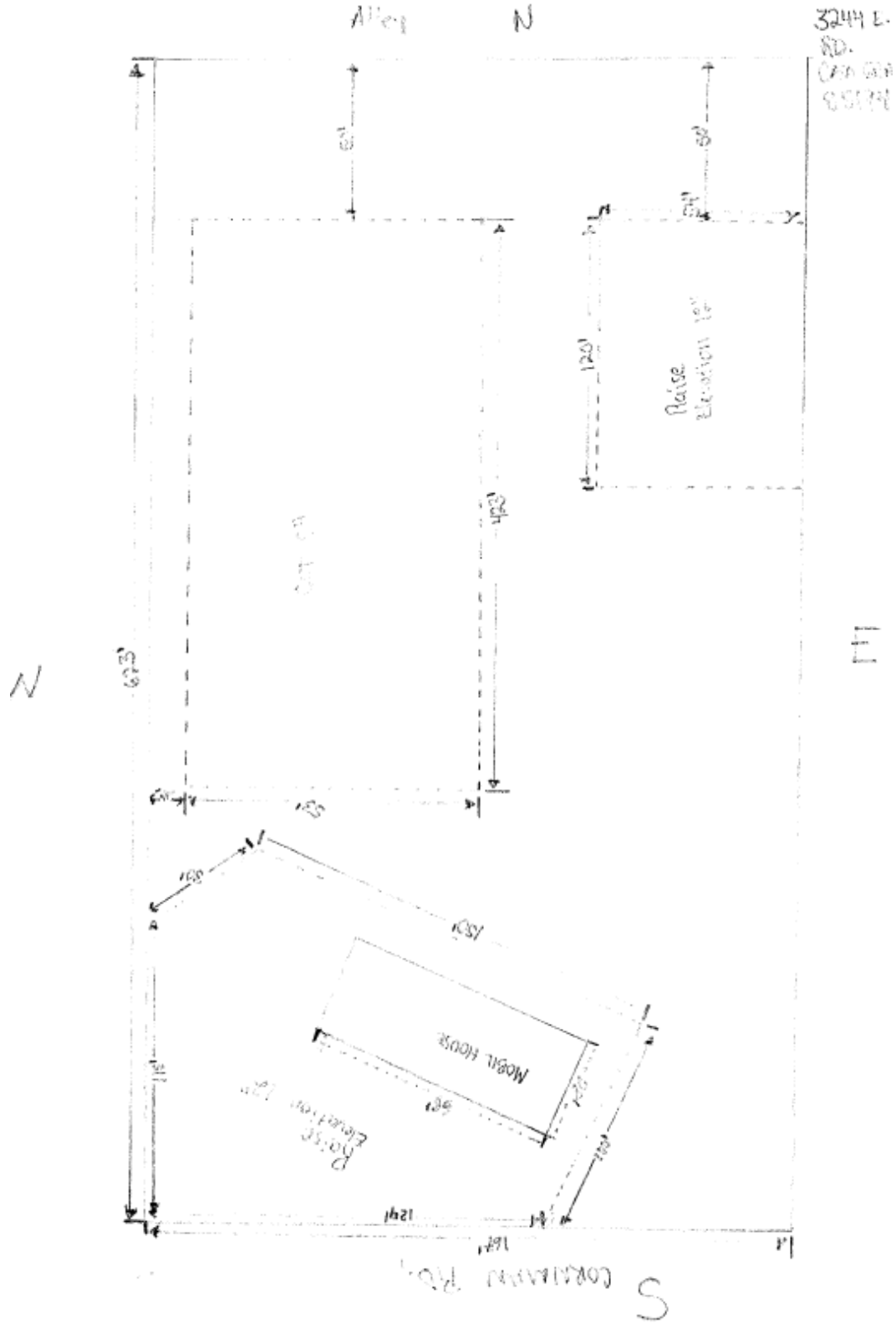
Staff recommends the Planning and Zoning Commission approve **Conditional Use Permit and associated Resolution DSA-14-00082** for the placement of a mobile home at 3244 E Cornman Rd (APN 402-05-020G) with the following technical modifications:

1. Provide a to-scale site plan denoting the dimensions of the lot and mobile home.

### **Exhibits:**

Exhibit A – Site Plan  
Exhibit B – Narrative  
Exhibit C – Resolution  
Exhibit D – Emails from adjacent property owners

# Exhibit A – Site Plan



## Exhibit B – Narrative

May 21, 2014

Ignacio Roman

1585 E. Elegante Drive

Casa Grande, AZ 85122

City of Casa Grande

Planning & Development Dept.

510 E. Florence Blvd.

Casa Grande, AZ 85122

Sirs,

This letter is being written to meet requirements of the Planning & Development Dept. I am in the process of applying for a Conditional Use Permit for the property Located at 3244 E. Cornman Rd. in Casa Grande.

I want to place a four bedroom double wide mobile home on the site so that it can be the primary residence for my family. This site will allow my family and I to enjoy the idea of having and taking care of animals on the 2.5 acres which is which is currently permit in this area. This will allow my family and me to fulfill this dream.

Sincerely,

Ignacio Roman



## Exhibit C – Resolution

### RESOLUTION NO. DSA-14-00082

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A MOBILE HOME DWELLING ON RR (RURAL RANCH) ZONED PROPERTY LOCATED AT 3244 EAST CORNMAN RD ROAD.

WHEREAS, applicant, Ignacio Roman, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for a mobile home to be used as a single-family dwelling at 3244 E Cornman Rd;

WHEREAS, the property is zoned Rural Ranch (RR);

WHEREAS, a mobile home is a conditionally permitted use within the Rural Ranch (RR) zoning district;

WHEREAS, the existing principal use is a vacant lot;

WHEREAS, the mobile home will serve as the lot's principal use;

WHEREAS, the RR zone district permits only one single-family dwelling per lot;

WHEREAS, on the 1st day of July 2014, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping is adequate

to properly relate the use with the land and the uses in the vicinity;

- b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- c. The proposed use will have no adverse effect upon the abutting property;
- d. The proposed use is in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:

- a. This property is limited to one dwelling unit.
- b. Additions such as accessory buildings or garages are required to comply with development standards for the RR zone within the City Code.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure,
- b. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns,
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns,
- d. That all of the special conditions shall be consented to in writing by the applicant,
- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
P & Z Commission Chairman

\_\_\_\_\_  
Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

#### APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consents to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for a mobile home dwelling on RR Zoned Property at 3244 E Cornman Rd Casa Grande, AZ.

\_\_\_\_\_  
Ignacio Roman  
Applicant

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Rufino Saucedo  
Property Owner

## Exhibit D – Emails from adjacent property owners

### Jim Gagliardi - 3244 E. Cornman Rd (APN #402-05-020G)

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**From:** Mike Pike <Mike@evergreenaz.com>  
**To:** Jim\_Gagliardi@ci.casa-grande.az.us  
**Date:** 6/20/2014 9:46 PM  
**Subject:** 3244 E. Cornman Rd (APN #402-05-020G)

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Dear Mr. Gagliardi,

I own property with Mike and Sandra Pike and received your letter concerning the piece next to our parcel.

When purchasing this property, our intent was to develop and build custom homes. By placing a mobile home on the above address, it will definitely lower our value of our parcel.

I want to make it clear I oppose and am against placing a mobile home on 3244 E. Cornman Rd.

Thank you for your time.

Michael Boken

### Jim Gagliardi - 3244 E. Cornman Rd. (APN#402-05-020G)

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**From:** Mike Pike <Mike@evergreenaz.com>  
**To:** Jim\_Gagliardi@ci.casa-grande.az.us  
**Date:** 6/20/2014 9:40 PM  
**Subject:** 3244 E. Cornman Rd. (APN#402-05-020G)

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Dear Mr. Gagliardi,

Thank you for your letter regarding the land use approval on 2.46 acres of land at 3244 E. Cornman Rd (APN #402-05-020G).

I am against putting a mobile home on this property. I purchased the land next to this piece with the understanding it was intended for custom home lots in the future. This use will definitely lower the value of my property.

I want to make it very clear that I oppose this use and hope that you will consider my interest.

Sincerely,  
Sandra Pike